

**WILLIAMSBURG
BOARD OF ZONING APPEALS
MINUTES**

January 7, 2003

The regular meeting of the Williamsburg Board of Zoning Appeals was held on Tuesday, January 7 at 3:00 p.m. in the Williamsburg Municipal Building, 401 Lafayette Street.

ATTENDANCE

Present were Board members Kafes, Knudson, White, and Chohany. Absent was Board member Carr. Also present were Zoning Administrator Murphy and Secretary Scott.

CALL TO ORDER AND MINUTES

Chairman Kafes called the meeting to order but due to a case of laryngitis, turned the meeting over to Board Secretary Knudson.

Mr. Kafes moved that the minutes of the last meeting, December 3, 2002, be approved as submitted. The motion carried viva voce.

PUBLIC HEARINGS

BZA #03-01: Request of George Hudgins for a variance from Section 21-167 of the Zoning Ordinance to construct a single-family dwelling 5.9 feet from the right and left side property lines instead of 10 feet as currently required by the Zoning Ordinance. The property is located at 144 Mimosa Drive, Williamsburg Tax Map Number 525-(05)-00-015 and is zoned Single Family Dwelling District RS-2. Withdrawn by the applicant.

BZA #03-02: Request of George and Wendy Kokolis for a special exception from Section 21-896 of the Zoning Ordinance to construct an addition to the building nine feet from the side property line instead of ten feet as currently required by the Zoning Ordinance. The existing building is located nine feet from the side property line. The property is located at 1665-75 Richmond Road, Williamsburg Tax Map Number 343-(0A)-00-002 and is zoned Tourist Business District B-2. Approved.

Mrs. Knudson introduced the case and invited the applicant to comment.

Paul White, Paul White Designer & Associates, architect for the owners, stated that the request to construct the addition to the building nine feet from the side property line instead of ten feet as currently required by the Zoning Ordinance,

would allow the addition to be lined up with the existing structure in order to tie it all together.

Mr. Kafes noted that it appears from the plans that the addition will present little intrusion.

Acting chairman Knudson opened the public hearing.
There being no comment the public hearing was closed.

Mrs. White moved that the special exception request be approved based on fulfillment of Section 21-97(f)(2) of the Zoning Ordinance:

- (a) It is designated, constructed and operated to adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property;
- (b) It does not unreasonably impair an adequate supply of light and air to adjacent property;
- (c) It does not increase public danger from fire or otherwise unreasonably restrict public safety;
- (d) It does not impair the established property values in surrounding areas.

Mr. Kafes seconded the motion.

The motion carried by roll call vote of 4-0.

Aye: Kafes, Knudson, White, Chohany
No: None
Absent: Carr

BZA #03-03: Request of Westgate Resorts, Inc for a special exception from Section 21-896 of the Zoning Ordinance to construct an addition to the building one-foot ten inches from the side property line instead of 15 feet as currently required by the Zoning Ordinance. The existing building is located one-foot ten inches from the side property line. The property is located at 1324 Richmond Road, Williamsburg Tax Map Number 403-(0A)-00-008 and is zoned General Business District B-3. Approved.

Mrs. Knudson introduced the case and invited the applicant to comment.

Thomas Tingle with Guernsey & Tingle, Architects, representing Westgate Resorts, Inc., stated that the addition on the existing one-story area behind the lobby is the only portion of the renovation that requires a special exception. This addition will house a new elevator, stair tower, time-share units and support spaces. He noted that the request has been approved by the Architectural Review Board.

Acting Chairman Knudson opened the public hearing.
There being no comment the public hearing was closed.

Mr. Chohany moved that the request be approved based on fulfillment of Section 21-97(f)(2) of the Zoning Ordinance which states:

- (a) It is designated, constructed and operated to adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property;
- (b) It does not unreasonably impair an adequate supply of light and air to adjacent property;
- (c) It does not increase public danger from fire or otherwise unreasonably restrict public safety;
- (d) It does not impair the established property values in surrounding areas.

Mrs. White seconded the motion.

The motion carried by roll call vote of 4-0.

Aye: Kafes, Knudson, White, Chohany
No: None
Absent: Carr

OLD BUSINESS

Board of Zoning Appeals Rules & Procedures

The revised document will be sent to City attorney Phillips for review and then distributed to Board members with the changes highlighted. The final document will be voted on at the February meeting.

NEW BUSINESS

Election of Officers

Mr. Kafes suggested that Board members rotate officer responsibilities, so Officers for 2003 will be:

Chairman	William H. Carr (if he accepts the position)
Vice Chairman	Judith Knudson
Secretary	Mickey Chohany

Board members approved the rotation of officers, pending acceptance by Mr. Carr, by viva voce.

OTHER - None

There being no further business before the Board the meeting adjourned at 3:13 p.m.

Respectfully submitted,

Mickey Chohany, Secretary
Board of Zoning Appeals